



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

[www.berlinmd.gov](http://www.berlinmd.gov)

## Town of Berlin

### Historic District Commission

November 03, 2021– 5:30 PM

Berlin Town Hall – Council Chambers

1. Call to Order
2. Agenda Adoption
3. Approval of Minutes: October 6, 2021
4. 16 Pitts Street- Continuation of Case # 10-6-21-24 Exterior Change
5. Comments from the Public
6. Comments from Staff
7. Comments from the Commissioners
8. Comments from the Chairman
9. Adjournment

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*Any persons having questions about the above-referenced meeting or any persons needing special accommodations should contact Dave Engelhart at 410-641-4143. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland or 1-800-735-2258 outside Maryland.*

Town of Berlin  
Historic District Commission  
October 6, 2021

Chairman Carol Rose called the October 6, 2021, meeting for the Historic District Commission to order at 5:31PM. Members present were Carol Rose, Mary Moore, Robert Poli, John Holloway, and Norman Bunting. Absent from the meeting was Laura Stearns. Staff Members present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Carol Rose called for a motion to adopt the agenda for the October 6, 2021, meeting. Mr. Norman Bunting made the motion to adopt the agenda for the October 6, 2021, meeting. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission. Chairman Carol Rose called for a motion for approval of the September 1<sup>st</sup>. 2021 minutes. Mr. John Holloway made the motion to approve the minutes for the September 1<sup>st</sup>. 2021 minutes. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called the first Case # 10-6-21-19 Town of Berlin. Mrs. Ivy Wells of Economic Development presenting three murals on tonight's agenda. The first one she stated was similar to an old English pathway that would cover up the no parking sign that is painted on the asphalt at the Welcome Center. Mrs. Wells stated when people take pictures, they are standing right on the no parking and that shows up in their pictures which is not very pleasant. Trying to turn that area into a more welcoming area. Local Artist Jess Hall that lives here in Berlin made the design for them. She also will be doing the artwork for this. Mrs. Mary Moore thought it was a good idea. Mr. Norman Bunting, Mr. John Holloway and Mr. Robert Poli all thought it was a good idea. Chairman Carol Rose stated she would entertain a motion. Mr. Robert Poli made the motion to approve Case # 10-6-21-19. Mr. John Holloway seconded the motion, and it was unanimously approved by the commission.

Chairman Carol Rose called Case # 10-6-21-20 for the Alley / North Main Street. Mrs. Wells stated the ally between the Island Creamery and Gilberts Provisions there are two air conditioning units that drip down and causes a slimy mess. It makes it unwalkable. She stated it is very unsightly, with trash and cigarette butts. She stated since we are a Bee City USA her Assistant and Jess Hall had an idea to try and clean up this alley. They asked Mr. Troy Purnell could they paint a mural, he thought it was great. Mrs. Wells got the idea from a museum she had visited. It would be lots of fun for the kids flap your wings they would have rain gardens in the location of where the water drips down. It would be a learning experience for the kids on why we have rain gardens. Mrs. Georgiana McElroy was also present she is on the Green Team. They have an education program coming up on the 16<sup>th</sup> of October about trees. She stated she had done research on this they will have troughs for planters where the water drips and can go through the soil and then run off. Doing this it would get rid of most of the water the plants would use it. She talked about down spouts in town and putting these planters for example she stated near Dollies. The rain gardens in the alley would have two and in the middle, would be the pollinator way that Jess designs. They would start at Main Street and learn about Bees, go down the sidewalk doing what is on the path like turn around, flap your wings.



Chairman Carol Rose asked if what they were showing was how it was going to look. Mrs. Wells replied yes this is how it would look. Chairman Carol Rose asked Mr. Holloway what he thought. Mr. Holloway replied anything that would make it look better than what it does is an improvement he thought. Mr. Poli stated he knows it would look good, but it would need to be maintained regularly. He asked because it is a learning program will it involve the students. Mrs. McEloy stated she was a Master Gardener and perennials are so easy to maintain. Her thought was her team would help in the dry spots and was pretty sure people would volunteer to help. Chairman Rose stated if it can't be maintained we don't want to do this. Mrs. Wells stated she would make sure it is maintained. Mr. Norman Bunting replied he was concerned also about the murals it needed to be power washed. Mrs. Wells told them on the painted area is a coating if it had graffiti, it would wipe right off. Mrs. Mary Moore asked about what could go down on it so its not slick. She also asked if the last page was lighting. Mrs. Wells replied yes but because of time she would come back and ask for the lighting.

Chairman Carol Rose called for a motion for 10-6-21-20. Mr. Robert Poli made the motion to approve Case # 10-6-21-20 according to the specs that were presented and to be maintained by your group. Mr. Norman Bunting seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 10-6-21-21 presented by Mrs. Ivy Wells. Mrs. Wells stated they had secured a location for the Reverend Dr. Charles Albert Tindley to be placed in the downtown district. Mrs. Wells stated that Chairman Rose had been to one of the meetings also some town employees Planning Director Dave Engelhart and Carolyn Duffy. During the meeting the location was discussed and where it could be seen in town. Mrs. Wells stated she had asked Mr. Jay Parker if the mural could go on his building, and he was very much in favor of it. He wrote a letter stating he was in favor. Mr. Jay Coleman the artist located in the Prince Georges area has done several murals in Washington DC and Montgomery County. Mrs. Wells stated he has not done a design as of yet we have to pay him to do that. In your packet you have designs that he has done. He is an award-winning artist he came out to meet with us. Mrs. Wells told the commission there was two versions one slightly larger double the size with the hope you would choose the larger size. Chairman Carol Rose stated they could not approve it unless it was what was going up there. Chairman Rose said she thought Mrs. Wells was there just to receive approve for a mural to go there when they have a rendering. Mrs. Mary Moore stated the last she had heard it was going down the street at Bruder Hill. Chairman Rose stated originally it was to go there but the cost was \$30,000 due to the texture of the building. Mrs. Wells stated due to that texture they would have to use the panels like what they used at the Welcome Center. Mrs. Mary Moore stated this is expensive to do a mural. Mrs. Wells stated they had received some grant money to pay for the mural. Mrs. Moore stated for him to come up with the concept. She asked what he is charging or asking price to do the mural. Mrs. Wells stated it would depend on the size and the amount of work.

Mr. Poli asked if the brick at the Parker Building must be altered. Mrs. Wells replied no he can paint right on the brick. Mr. John Holloway asked once it's there would it age with the building or would it be touched up. Mrs. Wells replied we could always hire him to come back to do touch ups. Mr. Holloway then asked should it be left alone to age with the building. Mrs. Wells replied that would be up to you. Chairman Rose asked Planning Director Dave Engelhart to read



the letter from Mrs. Laura Stearns who couldn't be at tonight's meeting. Mr. Engelhart read Mrs. Stearns letter aloud at the meeting. Her first thought was the Burbage Building was not in the keeping of the Victorian appearance of the town. The brick on the corners gave it a more modern look and does not reflect the historic look in Berlin. The awnings she stated should be the same as the buildings on Main Street. Which are metal and suspended by metal rods. If there were shutters it should be like the ones shown on the Taylor House Museum. She stated William Street is a main corridor leading into Berlin and can be seen in the Historic District. She stated they had made comments to the last architect, and they made changes. Mrs. Stearns said you can look at photos from many years ago and it looks the same today this is what makes the town so unique. This is why people come here. She felt they were back to square one. She said this building should look like the other brick buildings in town. Her next comment she stated was this is why she opposes the mural of Dr. Charles A. Tindley. This man wrote the anthem of the civil rights movement, and he should be recognized in the town where he was born. Because the town is Victorian, he should be commemorated in a way which is historical and appropriate. This mural does not belong in the Historic District painted on brick that has not been touched in hundreds of years. There are other ways we could recognize him could be a statue that is a tribute and that is appropriate. Mrs. Stearns stated Gettysburg has a statue of Abraham Lincoln in the middle of town and it is in keeping with the architecture of Gettysburg. Last she stated she loved the roof at the Sterling Tavern. It would be a great addition to the building and the town.

Mrs. Moore stated that Berlin is so unique. She named other places like Massachusetts that were unique. She stated when she looked at the packet it looked so commercial not the picture of Dr. Tindley but the artist personal style. Her thought was they needed more before it would get her approval. Mr. Norman Bunting said his concern was the older bricks being painted on not a big fan of that. If it was a painted building, he would have no issues with that to paint or repaint. But when he looks out that window, he is looking at brick. Had a friend that had to repoint bricks and it took months. He said he is not a fan of covering up bricks. Mr. Parker sent a letter but needs to think about the brick once that is painted it's hard to get off. He stated he needed to see a little bit more and to do more research on this. Mr. Poli stated he was not ready to see a mural on the building. He stated some artwork takes away from the architectural of a building. Mr. Holloway replied you worry about vandalism and the aging of it. Chairman Carol Rose thought it should be a continuation because they didn't want to say no just need more information. Mrs. Moore asked the Chairman was she speaking for them. Thought she was saying the board was fine with this and needed to see. Chairman Rose thought if they could find another place because without the continuance they would have to come back in a year. Chairman Rose called for a motion for a continuance to come back with a lot more information.

Mrs. Ivy Wells stated she didn't want to waste anyone's time so is a mural on this building out of the question so we can concentrate on another location. Mrs. Wells stated she sits on a board with many more people, and talk came up about adding more murals in the Town of Berlin. Mrs. Wells said they want somewhere where you're not concerned about the nature of the buildings or harming anything. Looking for a positive way to honor Dr. Tindley and obviously it's not this particular building. We will think of something else. Mr. Robert Poli made the motion for a continuance of Case # 10-6-21-21 to consider an alternative idea to honor Dr. Charles A. Tindley. Mr. Norman Bunting seconded the motion.



Chairman Carol Rose called the next case on the agenda Case # 10-6-21-22 for the Town of Berlin. Town Administrator Jeff Fleetwood and Public Works Supervisor Jimmy Charles. Town Administrator Jeff Fleetwood told the commission they were there because they want to replace the windows in Town Hall. He stated they have 37 windows plus one on the northside all the same size. He stated a third of the windows are rotten. They have been painted three times since he has been employed by the town. Contractors have been in and done epoxy and putty. On the south end of the building, you can take your finger and push in the sash. Jimmy showed the Andersen window it will not have the grills or grates this is the best they could give us right now. Chairman Rose asked if this was the same window shown at the Mayor & Council meeting. The exterior color will stay the same Forest Green. The contractor that was awarded the contract has made it clear that the way you see the outside it will look the same the angles won't change nor the color. They are Anderson Windows double pane tilt in which makes it easy to clean. Mr. Fleetwood stated we need these windows replaced.

Chairman Rose stated she was at the council meeting when they approved the windows. Mr. Robert Poli asked would they follow the arch. Mr. Engelhart stated we don't have any arched windows. Mr. Fleetwood said like a half moon. Mr. Engelhart stated we don't have any muntins or panes. He stated this type of Andersen windows are the same as the Taylor Bank. It's a wood window pre painted with permashield paint. Mr. Fleetwood stated the windows have been in since I have been here. Mr. Fleetwood stated five or six years ago they received a grant to put the film on the inside on the windows. Mr. Poli asked about maintaining the windows. Mr. Fleetwood told him you don't have to paint them that often. Chairman Carol Rose called for a motion. Mr. Norman Bunting made the motion to approve Case # 10-6-21-22 as presented. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 10-6-21-23 for 119 North Main Street Mr. Ernest Gerardi. Mr. Gerardi stated he had come before the committee several years ago with the idea of putting an awning on the front of 119 North Main Street. He said he had the idea of bringing the roofline that was on the side to the front and the committee was unanimous. The tenants at that time at Fins Oyster House, were not interested in putting the awning up so the application was withdrawn. He stated what has happened since then they wanted to get out of the lease since the first year, second and third year they had not made any money. Mr. Gerardi stated he could see they were not taking care of the building, so they came to him with the idea of subleasing the building with another operator. Mr. Gerardi stated when you have someone that's not interested in maintaining the building you must do something. So, he decided to let them sublease to Sterling Tavern. With the new tenants and Covid-19 the restaurant business has changed they want outside seating. The new owners would like to bring the roof around and I told them I would do that so that's why I'm here. Mr. Gerardi presented a drawing the idea is a metal roof to come all the way to the front on 6 posts. The post would set on the inside near the iron fence and would cover the front of the restaurant. It would be attractive; he wants the same idea as The Blacksmith's with the porch and cover to use in the winter. He would come to you for that. Chairman Rose stated he is doing a good job there. Mr. Gerardi stated he is an owner on site that makes a difference, and the business ethics of people are different. The others couldn't control payroll cost.

The restaurant industry all around is different from one location to another. Chairman Carol Rose called for a motion. Mr. Norman Bunting made the motion to approve Case #10-6-21-23 as presented. Mrs. Mary Moore seconded the motion, and it was unanimously accepted by the commission.

Chairman Carol Rose called Case # 10-6-21-24, 16 Pitts Street, Mrs. Samantha Pielstick representing Mr. Jack Burbage. Mrs. Samantha Pielstick stated the parcel was 1464 and they were looking to do an exterior refacing of the building to give it a more refreshing look for the town of Berlin. The building had been brought to you before by someone that was going to purchase it so they took the feedback from that to bring a design more fitting that you would want. Chairman Rose asked why they wanted to do the front on Pitts Street and around on Williams Street and then stop. When down further she stated was a disgrace. The stucco is coming off and the wood rotten. The building has sat there for decades with nothing done to it. The windows were even coming out. Chairman Rose stated the design she didn't like and was not acceptable. She said she had the deed to when it was built. She stated what you're trying to do is pretty it up and it's not acceptable. There are no shutters on the buildings downtown nor at any time has been in the past. Would not be in favor of this unless it is done right time for the whole thing to be cleaned up a disgrace. Mr. John Holloway stated he didn't like it either because it looked nothing like the building. He stated it looks like a more modern building then an old Victorian building. Mrs. Pielstick asked if they had pictures of the building because what she had were of a stucco building. Chairman Rose stated when it was built in the 1800's it was brick. Mrs. Pielstick stated stucco has been on the building for a very long time. The Historic data she stated she presented it was a stucco building. Chairman Rose said from the Historic Trust it said it was a brick building where stucco had been put over it. Chairman Rose said there was no Historic Commission when the stucco was put on the building. Mrs. Pielstick stated they were trying to add the red brick accents thought you would appreciate that.

She stated they were copying the William Street architectural design. Chairman Rose said the shutters were not appropriate for the age of that building and they don't want to see stucco on that building. Mrs. Pielstick stated they have put time and money trying to find something you would like. She stated if the Historic District would like to send them some renderings on what you're trying to do. Mr. Bunting stated he would like to see the building cleaned up anything is better than the way it looks. He stated he liked the brick. Mrs. Mary Moore talked about a conversation she had with Edward Hammond about the brick in Berlin. She thought the stucco came in because the brick making was sandier and not holding up. Mrs. Pielstick agreed they all want the building fixed, but it must be cost effective. Mrs. Moore gave a suggestion of using clapboard. She stated the building is as run down as it was in 1965 and still is. It is probably just as bad on the inside as the outside. She asked is it going to sit like this or make it charming as you come into town. Mr. John Holloway thought the building would look fine without the shutters. Mr. Robert Poli read the purposes of the commission. He stated the considerations reviewing plans to the surrounding area. He told Mrs. Pielstick they had put together something from the Historical Trust but wondered if they had read it. He stated his concern was they were changing the shape of the building. He didn't care for the wrap around top of the building. Would like to see it with modern materials but must keep the charm of the building. The shape and look of the building keep the historic look with modern materials.



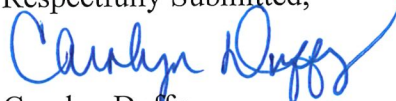
Mrs. Pielstick stated the other building is a separate building. She stated it's a large project and she has a business that wants to move in. She said until they decide what they are doing with the next phase they need to keep moving and it needs to be cost effective. Mr. Poli asked Mrs. Pielstick did she know the building was in the Historic District. She replied yes. He stated these are drastic changes to the building. Chairman Rose stated they didn't want the stucco. Mrs. Pielstick stated no stucco, no shutters and same shape of building with the three steps. Mr. Poli said if you want to decorate with corbels. Mrs. Moore stated in the cities that's how you tell the age of buildings. Mr. Poli told Mrs. Pielstick to think about what they have told her about the design. Mr. Poli stated keep the shape of the building, you can add cornices replace or restore the brick and windows. Ms. Pielstick said new doors they received a grant.

The door is fine, Mrs. Pielstick stated they would be bricking one door it would only be two doors on the Pitts Street side. Will be repainting the white brick that is there. Doing away with the red brick columns repaint the bottom portion white. They didn't want a side awning on William Street side new black metal on the front. Mrs. Pielstick asked about the trim around the windows and to fill in over the windows to match, also removing the fan on William Street. She stated the last point she wanted to ask about was the wood trim was that acceptable trying to make the white brick cohesive. Mrs. Moore asked about the electric meter on the wall she asked could it be moved and put under ground. She also asked about putting shutters over the meters. Mrs. Pielstick asked if there was a problem with the signage location. She stated she knew the tenants would have to come back for signage for a meeting. Mr. Poli told her to get an estimate to see what it would cost to take off the stucco and refurbish the brick. It may work out within your budget. Chairman Rose said the sign was good but to check with Planning & Zoning so they can get on agenda for a meeting. Does not cost anything to come to the meeting only for the sign permit.

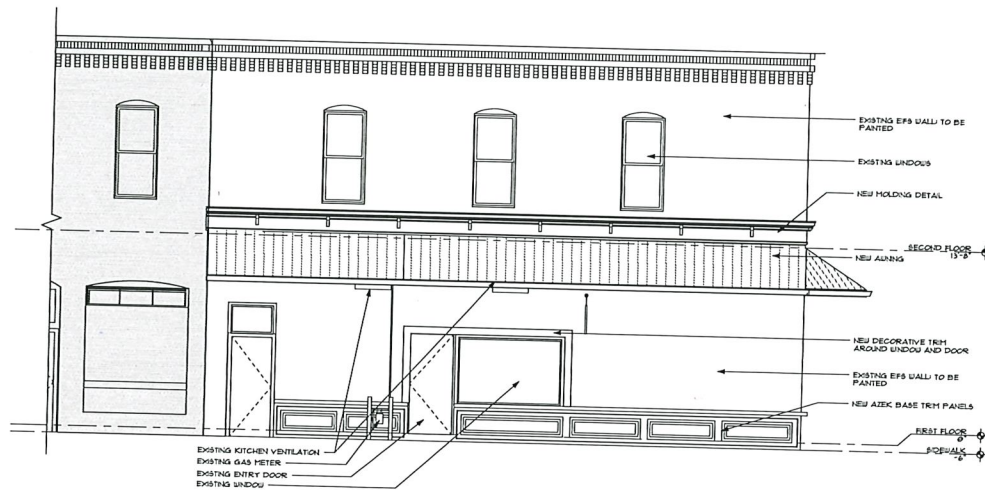
Mr. Robert Poli made a motion for a continuance of Case # 10-6-21-24 based on revised plans of what has been discussed. Mr. John Holloway seconded the motion, and it was unanimously accepted by the commission. With no other comments meeting was adjourned.

Adjourned 7:24PM

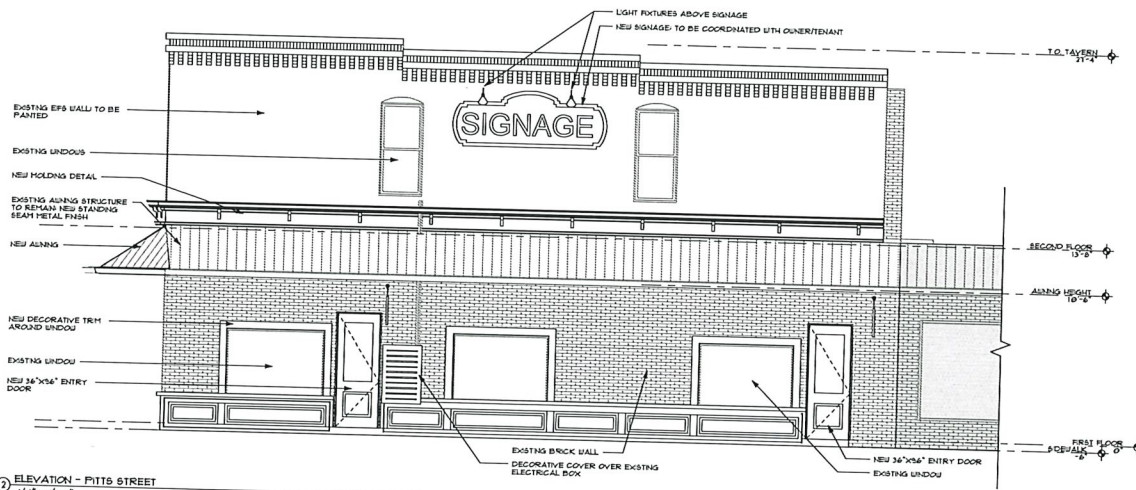
Respectfully Submitted,



Carolyn Duffy



① ELEVATION - WILLIAM STREET  
1/4" = 1'-0"



② ELEVATION - PITTS STREET  
1/4" = 1'-0"



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2	FOR REVIEW ONLY	10/1/2018	RJF	WJF
3	FOR REVIEW ONLY	10/1/2018	RJF	WJF
4	FOR REVIEW ONLY	10/1/2018	RJF	WJF
5	FOR REVIEW ONLY	10/1/2018	RJF	WJF
6	FOR REVIEW ONLY	10/1/2018	RJF	WJF
7	FOR REVIEW ONLY	10/1/2018	RJF	WJF
8	FOR REVIEW ONLY	10/1/2018	RJF	WJF
9	FOR REVIEW ONLY	10/1/2018	RJF	WJF
10	FOR REVIEW ONLY	10/1/2018	RJF	WJF

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**SHEET INFO:**

RENDERINGS -  
WILLIAM STREET

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A-803